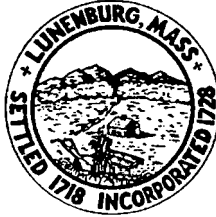


LUNENBURG PLANNING BOARD TOWN OF LUNENBURG

Damon McQuaid, Chair
Matthew Allison, Vice Chair
Kenneth Chenis, Clerk
Gregory Bittner, Mbr.
David Prokowiew, Mbr.



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Adam R. Burney
Land Use Director

Minutes Information Meeting (cont'd) March 14, 2016 Unitil – 357 Electric Avenue

Meeting Posted: Yes

Place: Town Hall, 17 Main Street, Lunenburg, MA

Time: 6:35 PM

Present: Damon McQuaid, Kenneth Chenis, Gregory Bittner, David Prokowiew, Adam R. Burney

Absent: Matthew Allison

Chair D. McQuaid opened the Information Meeting continuation with the reading of the statutory notice published in the Sentinel and Enterprise on December 7, 2015. The Information Meeting was to hear and discuss a proposed 45,000 S.F. office and maintenance facility to be located at 357 Electric Avenue, Lunenburg, MA.

Applicant is Unitil-Fitchburg Gas and Electric Light Company, 6 Liberty Lane West, Hampton, NH, represented by the following individuals:

Mark Piermarini and Jamie Rheault, Project Engineers, Whitman & Bingham Associates (WBA)

Mark Beliveau, Legal Counsel, Pierce Atwood LLP

Jacqueline Agel, Unitil Project Manager

Michael Dowhan, Veri Waterman Associates

Ernie Nadeau, Nadeau Construction

Attorney Beliveau distributed revised plans which included items raised at the February 22nd meeting. He drew the Board's attention to Sheet 6 which detailed the Petrol Barrier. Reviewing Engineer Jeffrey Walsh, Graves Engineering, Inc. (GEI) issued a March 8, 2016 letter noted outstanding concerns had been met. Signage and landscape plans were presented. Attorney Beliveau noted that at the March 2nd Conservation Commission meeting, the Commission requested the Stormwater Management Plan be looked at again for any possible enhancements to increase the TSS (Total Suspended Solids) removal. He went on to note that GEI had previously noted in its review that it was adequate and both stormwater regulations and Town regulation were being met. At the March 2nd Conservation meeting a Commission member asked for the installation of stormceptors and noted to Unitil they would like GEI to review the appropriateness of such installation and that the Planning Board consider requiring stormceptors. The Commission stated they would accept the Board's decision. Attorney Beliveau noted Unitil would need two of them at a total cost of approximately \$70,000. He went on to note that Unitil has complied with all regulations in removing TSS. A. Burney noted that he has spoken with J. Walsh and that it is J. Walsh's opinion Unitil has met the state's standards. The Board would have to determine if they wanted WBA to put together an analysis for GEI review. Attorney Beliveau stated that Unitil should not be held to a higher standard just because it is possible. They have met DEP standards.

Carl Luck (not representing the Commission as a whole, but attending on behalf on the Conservation Commission), 50 Sunset Lane- The Commission was ready to move forward until this issue came up. TSS removal should be to the maximum extent possible. There has been no technical analysis of this idea. C. Luck opined there was not enough information for the Board to make a decision this evening.

Paula Bertram, 312 Townsend Harbor Road- Agreed with C. Luck. Any way to reduce sediment should be considered. If stormceptors are too expensive, storm filters could be considered.

Board discussion ensued. Board members, excepting D. McQuaid, opined they would like to see some engineer input of possible improvement from the existing design. D. McQuaid noted to the Board they agreed early in the process to hold Unitil to redevelopment standards. A. Burney noted to the Board that WBA would have to submit an analysis for GEI review.

Attorney Beliveau reiterated the standard for a redevelopment site is to the maximum extent **practicable**. To the maximum extent **possible** is not a standard. If the Board voted to have the stormwater plan re-engineered, Unitil would withdraw their application and not resubmit to Lunenburg. He was also concerned that if the new Section 8.4. Site Plan Approval is adopted at May 2016 Town Meeting, that would become applicable to any future building permits; therefore, he requested a Finding in the Decision that Unitil meets the proposed regulations.

Motion, K. Chenis, to not have the stormwater plan reengineered and to accept the engineering review, Second, D. Prokowiec; discussion- G. Bittner noted there needs to be better communication between boards/commissions. All aye.

Signage handout distributed to Board. No Board concerns.

Landscaping rendering distributed to Board. Submittal meets both the Board's landscape policy and stormwater goals.

Motion, K. Chenis to approve the site development application for Unitil, Second, G. Bittner; Discussion- A. Burney noted to the Board they needed to modify the Motion to include various conditions. Motion, K. Chenis to amend Motion to include construction hours of 7:00 AM – 5:00 PM, Monday through Saturday, no Sundays and holidays; Applicant to abide by all local and State regulations; to abide by approvals and conditions of other Town Boards/Commissions; to build to the approved plan amended to March 8, 2016. Second, G. Bittner. All aye.

It will be noted in the Findings that the Plan as submitted is in compliance with both the existing Section 8.4. and the proposed Section 8.4.

Information meeting closed 8:20 PM

Documents used at meeting:

Plan amended to 3/8/16
Landscape plan
Signage plan
GEI Review Letter dtd March 8, 2016